

IN RE: PETITION FOR SPECIAL HEARING
E/S of Charles Street at N/S
of Greenwood Road
(70 Charles Street)
9th Election District
4th Councilmanic District
Manor Health Care Corp.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-482-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve amendments to the previously approved site plans in Case Nos. 67-217-X, 71-272-A, 86-9-A and 86-427-A for an expansion of the existing nursing home and additional parking spaces in accordance with Petitioner's Exhibit 1.

The Petitioners, by Frank Fernandez, Project Manager, appeared, testified and were represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition were William Kirwin, Planner, John Philips, Architect, and Ollie Mumpower, Traffic Expert with The Traffic Group. Appearing as Protestants in the matter were Gail B. O'Donovan, and Dr. and Mrs. Gordon B. Shelton. Louise M. Schulz appeared as an interested party on behalf of the Ruxton-Riderwood-Lutherville Community Association.

Testimony indicated that the subject property, known as 70 Charles Street, consists of 4.9420 acres zoned D.R. 2 and is improved with a three-story masonry building used as a nursing home known as the Manor Care Nursing Center. Said property was granted a special exception for a convalescent home by the Board of Appeals on February 6, 1968 in Case No. 67-217-X. Thereafter, in Case No. 71-272-A, the property was granted a sign variance on June 22, 1971. In Case No. 86-9-A Petitioners were granted a front setback variance of 40 feet to permit an expansion of the facility on July 11, 1985. On April 24, 1986 in Case No. 86-427-A, Petitioners

were granted a variance to amend the originally approved site plans filed in the prior cases as a result of a field survey which showed that the right-of-way line had been incorrectly drawn on the previous plans and resulted in the need for a different variance. Petitioners are now desirous of modifying the site plans previously approved to construct a three-story addition to the existing facility on the south side of the property, as depicted in Petitioner's Exhibit 1, and to provide the additional parking required as a result of the proposed addition. The proposed addition will ultimately provide an additional ten (10) beds for the overall facility and will include a unit specifically for patients suffering from Alzheimer's disease. Testimony indicated that in conjunction with these improvements, some of the existing rooms will be upgraded/expanded to that of a "Williamsburg" style and design. Petitioners testified that the proposed improvements will enhance the existing facility and result in a more aesthetically pleasing appearance overall. Testimony further indicated that the relief requested will not result in any detriment to the public health, safety or general welfare.

Ollie Mumpower testified that as a result of a traffic study he performed at the site, he believes the proposed improvements will not adversely impact the traffic patterns in the area. He testified that his study indicated that peak traffic hours to the site were generally between the hours of 3:00 PM and 4:00 PM, which in his opinion, were not the peak hours of traffic on Charles Street. He further testified that his study indicated the proposed improvements will result in one additional car trip to the site during peak hours.

William Kirwin testified that the proposed addition is compatible with the neighborhood and believes the landscaping proposed will be beneficial to the surrounding community.

Mr. Kirwin briefly addressed the special exception requirements of Section 502.1 of the B.C.Z.R. and concluded that in his opinion the relief requested will not adversely affect the public health, safety or general welfare.

The Protestants indicated that while the Petitioners had been good neighbors through the years, they were concerned about landscaping, trash removal and storm water management for the subject property.

After the hearing, the Petitioners and the Protestants met to resolve their differences and Petitioners agreed to revised the landscaping plan proposed to incorporate the concerns raised by the Protestants. A revised landscaping plan has been submitted and marked Petitioner's Exhibit A. Further, Petitioners have agreed there will be no trash pickups before 9:00 AM or after 5:00 PM on any given day.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes

ORDER RECEIVED FOR FILING
Date 7/9/90
By [Signature]

- 3 -

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-482-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments to the site plans filed and approved in Zoning Case Nos. 67-217-X, 71-272-A, 86-9-A and 86-427-A for an expansion of the existing Nursing Home and additional parking spaces.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
Robert A. Hoffman, Esquire
(Type or Print Name)
Signature _____
Address 10770 Columbia Pike, 681-9400
Silver Spring, MD 20910
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert A. Hoffman, Esquire
Name 210 Allegheny Avenue
Towson, Maryland 21204
City and State
Attorney's Telephone No. 823-4111
Towson, MD 21204 823-4111
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of April, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of June, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 7/9/90
By [Signature]

ECO-No. 1

(over)

noted - 3/27/90
advised - 4/5/90 to 1 hr.

planting agreed upon by the Petitioners and the Protestants as set forth in Petitioner's Exhibit A. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file prior to the issuance of any permits.

3) Petitioners shall insure that there will be no trash picked up before 9:00 AM or after 5:00 PM, Monday through Saturday.

4) All lighting for the proposed parking lot shall be installed in such a manner that it does not reflect onto adjoining residential properties.

5) Prior to the issuance of any permits, Petitioners shall develop a storm water management plan for the subject property in accordance with the requirements imposed by DEPRM and the Department of Public Works.

6) Prior to the issuance of any permits, Petitioners shall submit a copy of an approved CRG plan.

7) Petitioners shall construct a 6-foot high wooden fence around the cooling unit located at the northeast end of the existing building.

8) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

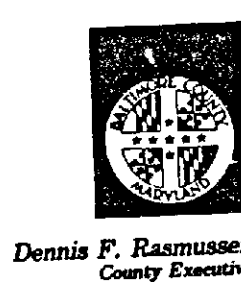
ANN:bjs

ORDER RECEIVED FOR FILING
Date 7/9/90
By [Signature]

- 5 -

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 9, 1990



Robert A. Hoffman, Esquire
210 Allegheny Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E/S of Charles Street, N/S of Greenwood Road
(70 Charles Street)
9th Election District - 3rd Councilmanic District
Manor Health Care Corporation - Petitioners
Case No. 90-482-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

cc: Ms. Louise M. Schulz
Ruxton-Riderwood-Lutherville Community Association
P.O. Box 204, Riderwood, Maryland 21139

Ms. Gail B. O'Donovan
600 Greenwood Road, Ruxton, Maryland 21204

Dr. & Mrs. Gordon B. Shelton
500 Greenwood Road, Towson, Maryland 21204

People's Counsel

File

of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of July, 1990 that the Petition for Special Hearing to approve amendments to the previously approved site plans in Case Nos. 67-217-X, 71-272-A, 86-9-A and 86-427-A for an expansion of the existing nursing home and additional parking spaces, in accordance with Petitioner's Exhibits 1 and A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioners shall submit a landscaping plan for approval by the Deputy Director of Planning and the Baltimore County Landscape Planner. Said plan shall incorporate the

- 4 -



J. FINLEY RANE & ASSOCIATES
REGISTERED LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160

90-482-SPH

February 28, 1990

ZONING DESCRIPTION

MANOR HEALTHCARE CENTER

7011 CHARLES STREET AVENUE

Description to Accompany
Petition for Special Exception

ALL that piece or parcel of land situate, lying, and being in the Ninth Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

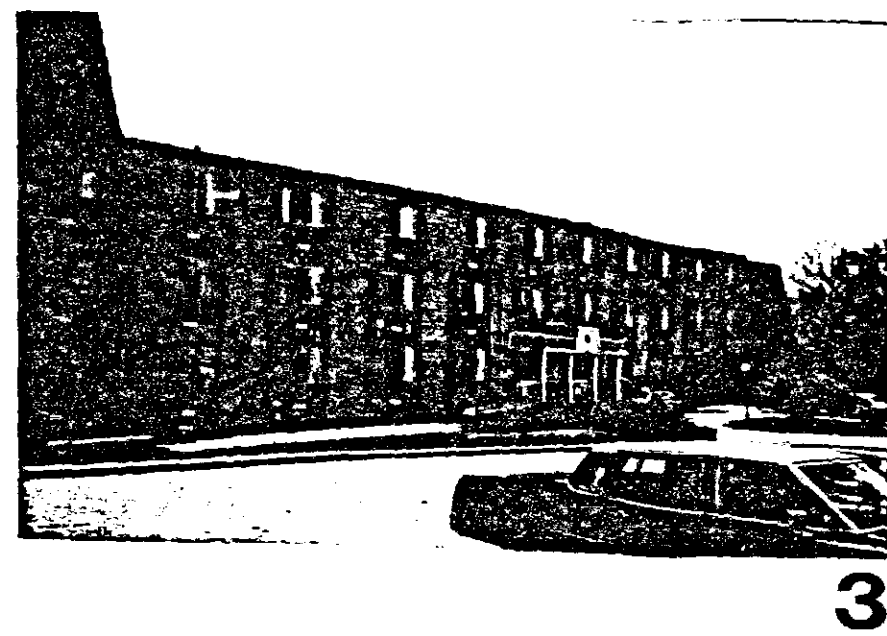
BEGINNING for the same at a point on the southeasterly side of Charles Street Avenue, 80 feet wide, distant northeasterly 330 feet, more or less, measured from the intersection formed by the southeasterly side of Charles Street Avenue and the extended centerline of Ruxton Ridge Road, running thence and binding on the outline of the property of the petitioners herein, the thirteen following courses and distances, viz:

- 1) South 02 degrees 56 minutes 47 seconds East, 309.50 feet,
- 2) South 02 degrees 44 minutes 45 seconds East, 441.98 feet,
- 3) South 02 degrees 28 minutes 26 seconds West, 171.58 feet,
- 4) South 39 degrees 46 minutes 26 seconds West, 554.58 feet,
- 5) South 16 degrees 46 minutes 34 seconds East, 10.30 feet,
- 6) South 20 degrees 58 minutes 34 seconds East, 24.52 feet, to the northeasterly side of Greenwood Road, 20 feet wide, thence binding thereon,
- 7) South 78 degrees 40 minutes 09 seconds West, 65.60 feet, to the southeasterly side of Charles Street Avenue, thence binding thereon,
- 8) By a curve to the right with a Radius of 791.73 feet and an Arc Length of 202.33 feet, thence,
- 9) North 18 degrees 02 minutes 40 seconds East, 245.66 feet,
- 10) North 04 degrees 00 minutes 30 seconds East, 103.08 feet,
- 11) North 18 degrees 02 minutes 40 seconds East, 200.00 feet,
- 12) North 18 degrees 02 minutes 40 seconds East, 114.43 feet, thence,
- 13) By a curve to the right with a Radius of 7739.44 feet and an Arc Length of 582.60 feet, to the point of beginning.

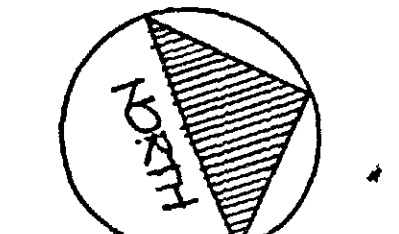
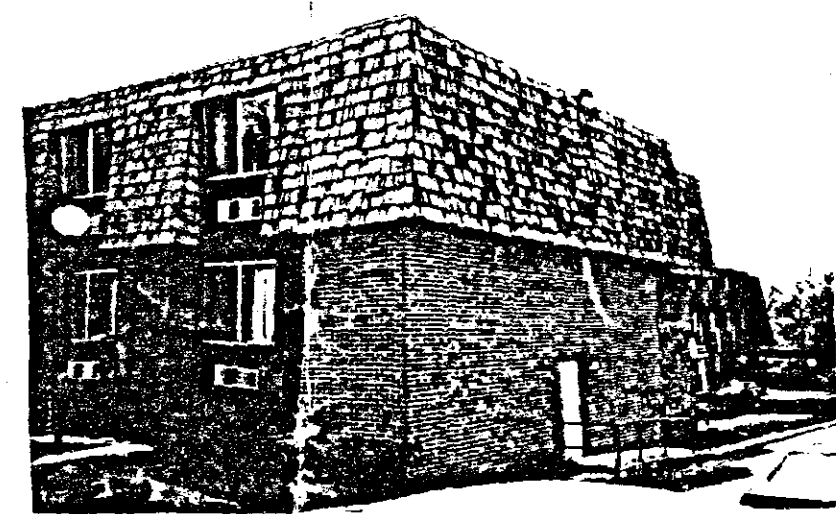
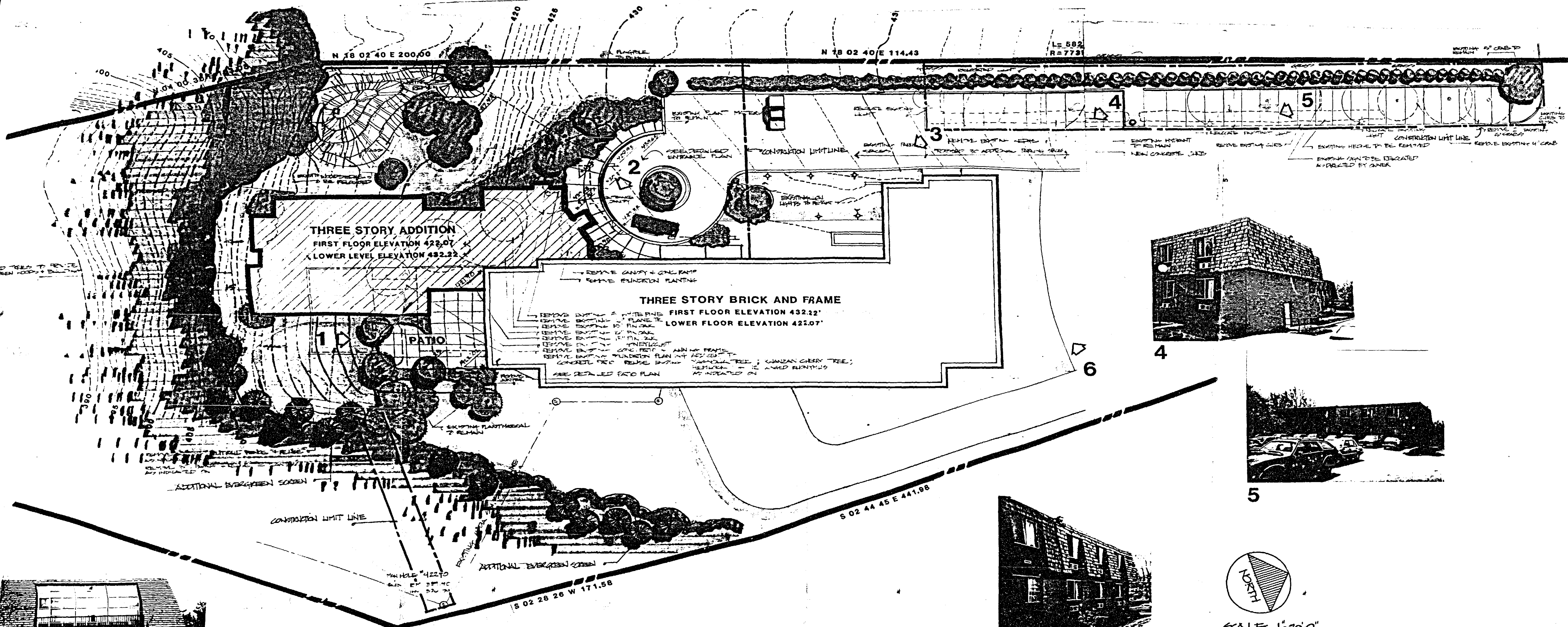
CONTAINING 4.9420 acres of land more or less.

NOTE: This description is for zoning purposes only and is not to be construed as a legal description.

[Signature]



CHARLES STREET AVENUE



SCALE 1"=20'-0"

**PETITIONER'S
EXHIBIT 3**

SITE PLAN

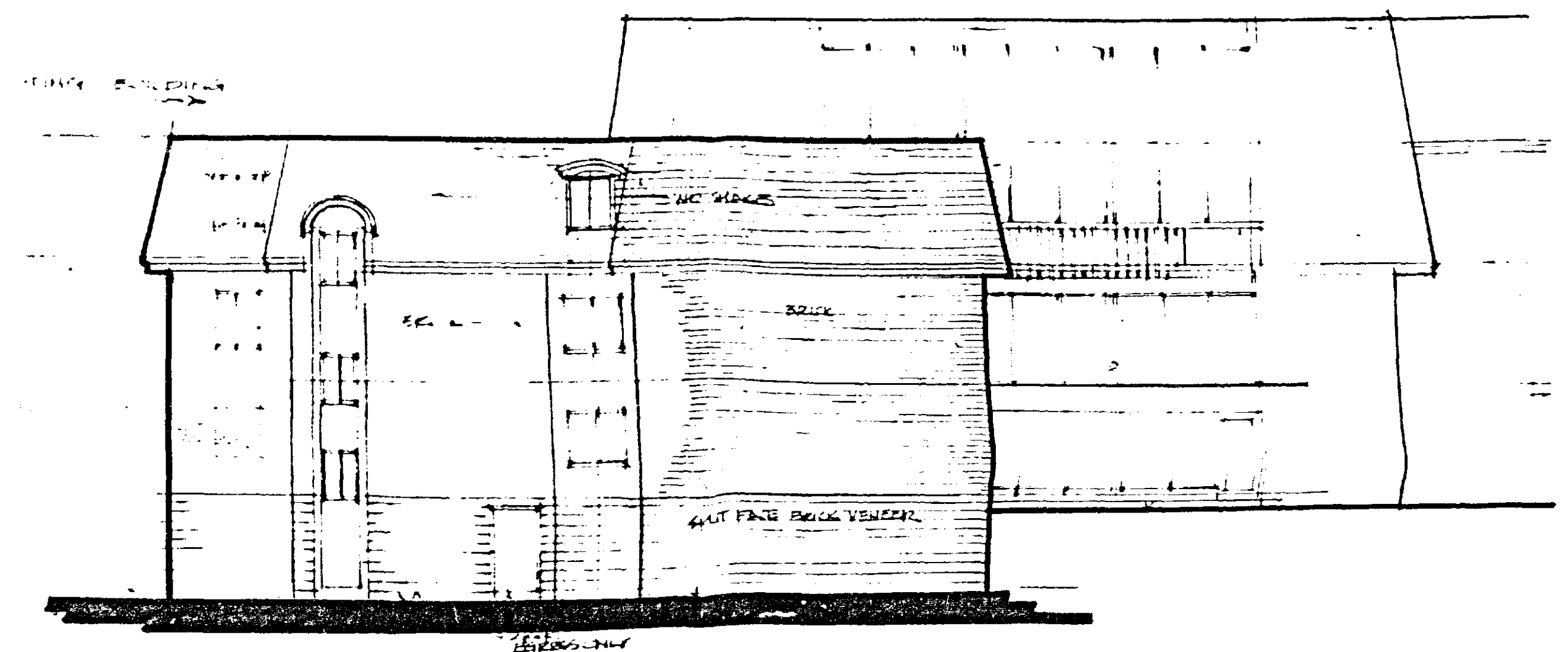
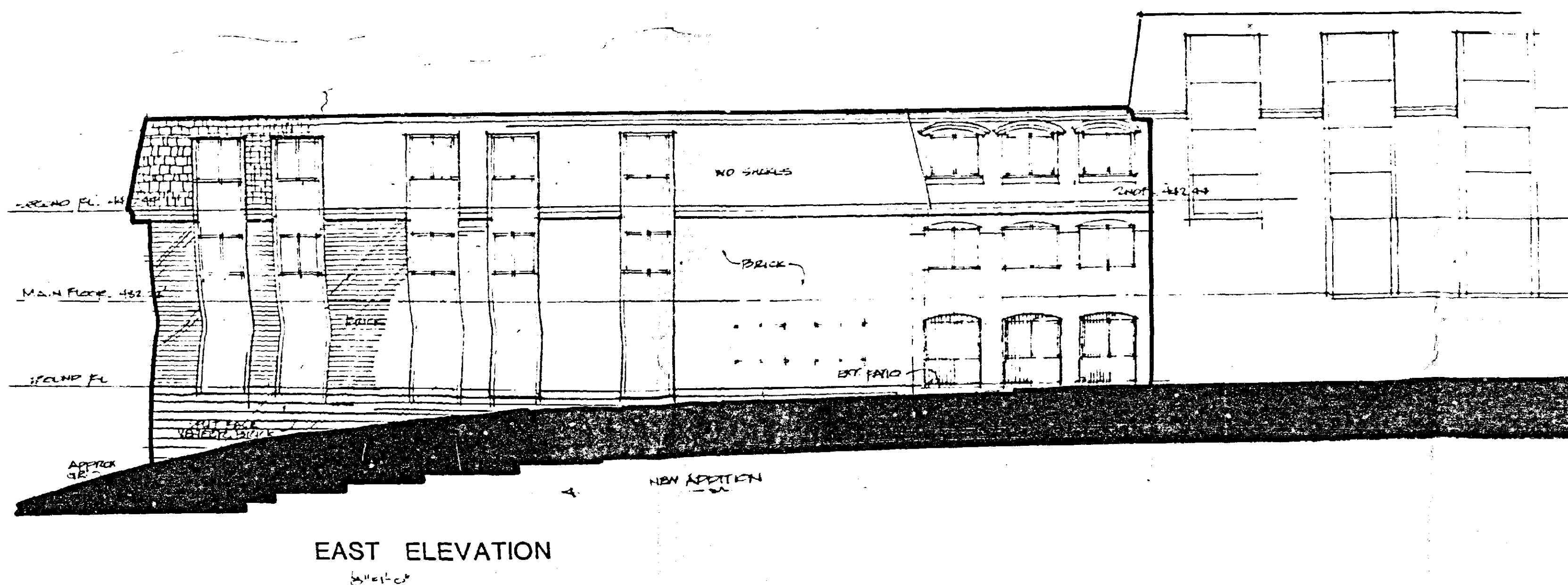
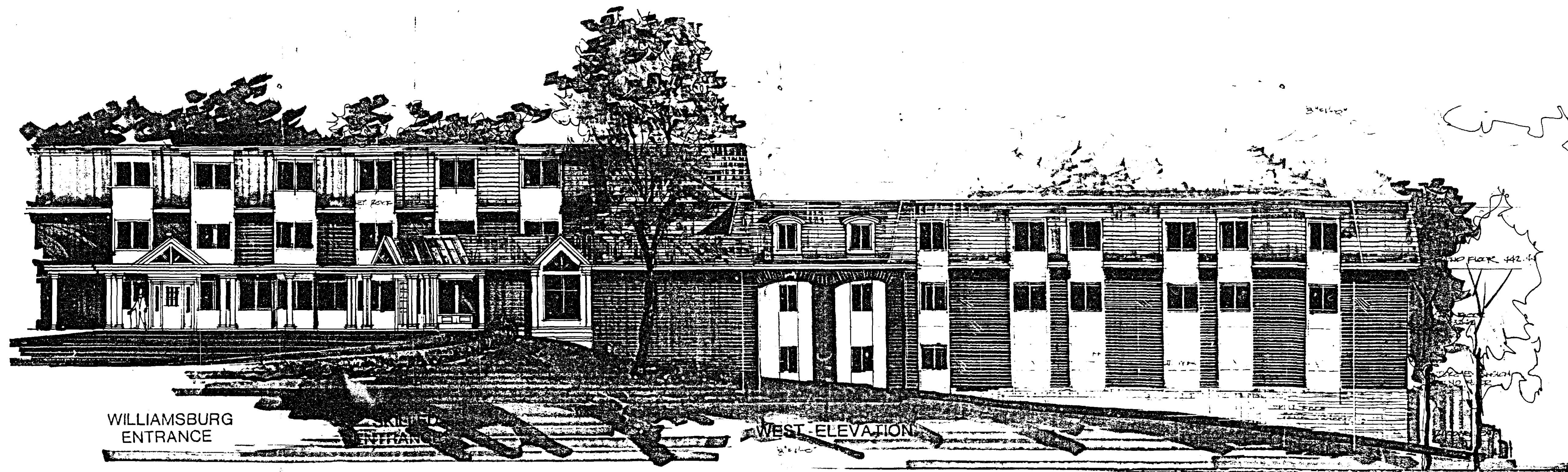
SP-2
DATE 2/23/90

ALTERATIONS AND ADDITIONS
TO
MANOR CARE NURSING CENTER
NORTH CHARLES STREET
RUXTON, MARYLAND

JOHN PHILIPS
REGISTERED ARCHITECT
3771-R
SUITE 502 801 HAMILTON MALL ALLENTOWN PA 18101
(215) 821-8004

THESE PLANS SHALL BE CHECKED
BY EACH CONTRACTOR AGAINST
GENERAL MECHANICAL AND ELEC
TRICAL PLANS, PROPER LOCATION
AND SPACE IS TO BE PROVIDED FOR
CHANGES, REVISIONS, CHANGES
IN THE FIELD, CONSULTING, REVISIONS
ELECTRICAL ETC. AS REQUIRED FOR
EACH CONTRACTOR.
CONTRACTORS SHALL VERIFY ALL
DIMENSIONS AT THE SITE.





SOUTH ELEVATION

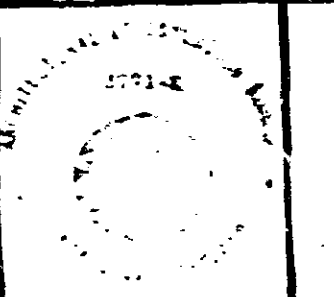
PETITIONER'S
 EXHIBIT 4

ELEVATIONS

A-8

ALTERATIONS AND ADDITIONS
 TO
 MANOR CARE NURSING CENTER
 NORTH CHARLES STREET
 RUXTON MARYLAND

JOHN PHILIPS
 REGISTERED ARCHITECT
 2771-E
 1200 ALLEN LANE, FA 18101
 (301) 451-1000



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: H9000335

3/27/90

PUBLIC HEARING FEES QTY PRICE
040 - SPECIAL HEARING (OTHER) 1 X \$175.00
TOTAL: \$175.00

LAST NAME OF OWNER: MANOR HEALTH

Cashier Validation: Please make checks payable to: Baltimore County

receipt
No 1893

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 17, 1990

THE JEFFERSONIAN,
S. Zake Olson
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.
Petition for Special Hearing Case Number: 90-482-SPH Corner E/S Charles Street, N/S Greenwood Road, 7011 Charles Street 9th Election District - 4th Councilmanic District
Manor Health Care Corporation
Hearing Date: Wednesday, June 13, 1990 at 2:00 p.m.
Special Hearing: Amendments to the site plans filed and approved in Zoning Case Nos. 87-217-X, 71-272-A, 85-9-A and 86-427-A for expansion of the existing Nursing Home and additional parking spaces.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, attention any request for a stay of the issuance of said permit during the appeal period. Such request must be in writing and received in the office of the Zoning Commissioner on or before the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TUS/256 May 17, 1990

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: H9000915

6/12/90

PUBLIC HEARING FEES QTY PRICE
080 - POSTING SIGNS / ADVERTISING 1 X \$132.53
TOTAL: \$132.53

LAST NAME OF OWNER: MANOR HEALTH

Cashier Validation: Please make checks payable to: Baltimore County

receipt
No 2722
90-482-SPH

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE: 5-30-90

Manor Health Care Corporation
10770 Columbia Pike
Silver Spring, MD 20910

Re: Petition for Special Hearing
CASE NUMBER: 90-482-SPH
Corner E/S Charles Street, N/S Greenwood Road
7011 Charles Street
9th Election District - 4th Councilmanic
Petitioner(s): Manor Health Care Corporation
HEARING: WEDNESDAY, JUNE 13, 1990 at 2:00 p.m.

Gentlemen:

Please be advised that \$132.53 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: John B. Howard, Esq.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-482-SPH

District: 9th Date of Posting: May 22, 1990

Posted for: Special Hearing

Petitioner: Manor Health Care Corporation

Location of property: Corner E/S of Charles St. N/S of Greenwood Rd. 7011 Charles St.

Location of Signs: East side of Charles St. at intersection subject property

Remarks: S. Zake Olson

Posted by: S. Zake Olson Date of return: May 25, 1990

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1990

TOWSON TIMES,
S. Zake Olson
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.
Petition for Special Hearing Case number: 90-482-SPH Corner E/S Charles Street, N/S Greenwood Road, 7011 Charles Street 9th Election District - 4th Councilmanic District
Manor Health Care Corporation
Hearing Date: Wednesday, June 13, 1990 at 2:00 p.m.
Special Hearing: Amendments to the site plans filed and approved in Zoning Case Nos. 87-217-X, 71-272-A, 85-9-A and 86-427-A for expansion of the existing Nursing Home and additional parking spaces.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, attention any request for a stay of the issuance of said permit during the appeal period. Such request must be in writing and received in the office of the Zoning Commissioner on or before the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TUS/256 May 17, 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

May 3, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 90-482-SPH
Corner E/S Charles Street, N/S Greenwood Road
7011 Charles Street
9th Election District - 4th Councilmanic District
Petitioner(s): Manor Health Care Corporation
HEARING: WEDNESDAY, JUNE 13, 1990 at 2:00 p.m.

Special Hearing: Amendments to the site plans filed and approved in Zoning Case Nos. 87-217-X, 71-272-A, 85-9-A and 86-427-A for expansion of the existing Nursing Home and additional parking spaces.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, attention any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
cc: Manor Health Care Corporation
Robert A. Hoffman, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 4, 1990

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 335, Case No. 90-482-SPH
Petitioner: Manor Health Care Corp.
Petition for Special Hearing

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
James E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Gary C. Hill
Manor Health Care Corporation
10770 Columbia Pike
Silver Spring, MD 20910

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 6, 1990

Your petition has been received and accepted for filing this 18th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Manor Health Care Corp., et al
Petitioner's Attorney: Robert A. Hoffman

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 6, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 324, 329, 330, 331, 334, 335, 336, 337, 339, 340, 341, and 342.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lw

RECEIVED
APR 16 1990
ZONING OFFICE

June 13 90-412



**Maryland Department of Transportation
State Highway Administration**

Richard H. Train
Secretary
Hal Kassoff
Administrator

April 30, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Manor Health Care Corporation
Zoning Meeting 4/17/90
E/S Charles Street
MD 132
opposite Ruxton Ridge Road
Item # 335

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve amendments to the site plans filed and approved in Zoning Cases #67-217-X, #71-272-A, #86-9-A and #86-427-A, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: Mr. J. Ogle

JUN 1 9 1990

333-1350

My telephone number is (301)

Teletypewriter for Impaired Hearing or Speech:
383-7555 Baltimore Metro - 1-800-451-D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: J. Robert Haines
Zoning Commissioner

DATE: May 29, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: MANOR HEALTH CARE CORP.

INFORMATION:
Item No.: 335
Property Location: 7011 Charles Street
Towson, Maryland
Property Size: 4.94 acres
Zoning: D.R.2
Hearing Date: June 13, 1990

ANALYSIS:

Site Description -

The Petitioner's property is approximately 4.94 acres in size. The site is currently improved with a three-story brick and frame nursing home. The area immediately west of the existing three-story building is improved with mature landscaping consisting of azaleas, maple, pine, and oak trees. This landscaping would be displaced with the construction of the proposed addition. A mature wooded area exists on the southernmost portion of the property.

Location and Character of Area -

The area in which the property is located is comprised of low density, single-family residences, the Board of Education Administrative Offices of Greenwood, and the Ruxton Center School.

In evaluating the Petitioner's request, this office reviewed the following aspects of this proposal: 1) ingress/egress; 2) landscaping; 3) building elevations; 4) site layout and design; 5) proposed addition. The existing use and the proposed addition

are compatible with the surrounding land uses. Areas of concern regard the buffering of this site to the west, adjacent to the right-of-way of Charles Street. Street trees should be provided along Charles Street. Access to the site is provided directly opposite Ruxton Ridge Road. At this point, deceleration and acceleration lanes exist. Elevation drawings were not submitted but should be submitted as a part of the review process. All trash containers should be shown if they are to be provided. All such containers should be completely fenced and landscaped. Currently, 60 parking spaces are provided on site. The plan indicates an addition.

ZONING HISTORY:

A Special Exception (Case No. 67-217X) was granted for the existing use; a Special Hearing (71-272-A) approved a sign variance; and two (2) setback variances (Case Nos. 86-9-A and 86-437-A) were granted.

SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends that the Petitioner's request be granted, subject to the following:

- Architectural elevations should be provided to assist in the evaluation of the request. The size, scale, materials, and architectural treatment of the addition affect how a project blends into the community.
- The parking lot shall receive internal landscape treatment (landscaped islands).
- The Petitioner shall provide a landscape plan to the Office of Planning and Zoning for approval by the Deputy Director prior to the issuance of any building permits. Said plan shall include an indication of street trees along Charles Street, and the parking lot shall receive internal landscape treatment (landscaped islands).

Report prepared by:

Jeffrey M. Long
Jeffrey M. Long, Planner I

Date: May 31, 1990

ITEM335/ZAC1

4/10/90
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 335, Zoning Advisory Committee Meeting of April 17, 1990

Property Owner: Manor Health Care Corporation
Location: 7011 Charles Street
District: 9

Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-4500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

Manor Health
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610
Ted Zukowski, Jr.
Director

APRIL 9, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MANOR HEALTH CARE CORPORATION
Location: 7011 CHARLES STREET
Item No.: 335 Zoning Agenda: APRIL 17, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Macadam Drive shall be extended in front of building for fire department access.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. 101 Life Safety Code, Section 12. Building shall be fully sprinklered and Fire Department siamese shall be within 150' of a fire hydrant.

REVIEWER: *John M. Kelly* 4-9-90
Planning Group
Special Inspection Division

Noted and Approved
Fire Prevention Bureau

JK/KEK

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Zoning Advisory Committee

DATE: May 11, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 17, 1990

The Developers Engineering Division has reviewed the subject revised zoning items and we have no comments for Item 330, 331, 334, 335, 337, 339, 340, 341.

For Item 324, a County Review Group Plan may be required.

For Items 329 and 336 the previous County Review Group Comments still apply.

For Item 342, no comment on the variance request, however, the plat reference for lot 5, Block B is SM 60, Folio 32.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM
Bob Bowling - Dev. Eng. (3)
Frank Fisher - Current Planning
Rahim Famlil - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
Capt. Kelly - Fire Department
Pat Kincer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA

DATE: June 27, 1990

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: MANOR CARE NURSING HOME ADDN.
90254
W-90-116
9 C 4
John Phillips
215-821-8004

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by July 18, 1990.

If you cannot respond by the above date, please contact our office.

(SEE OTHER SIDE FOR COMMENTS)

SDW:bje
Attachment
cc: File

This is an addendum to the waiver Report for June 21, 1990

Members, Baltimore County Planning Board
Section 22-43 Waivers
June 21, 1990
Page

38. PROJECT NAME/NUMBER/COUNCILMANIC
DISTRICT/LOCATION ED-9 CD-4
W-90-116

Ruxton Manor Care Nursing Home
(Addition)
E/S Charles Street opposite
Ruxton Ridge Road

[Prior Withdrawal at April 19th
Planning Board Meeting]

REQUEST: Waiver of CRG Plan.
Waiver of CRG meeting, based on
a minor development, if the
Director finds that
compliance with these
regulations would cause hardship.

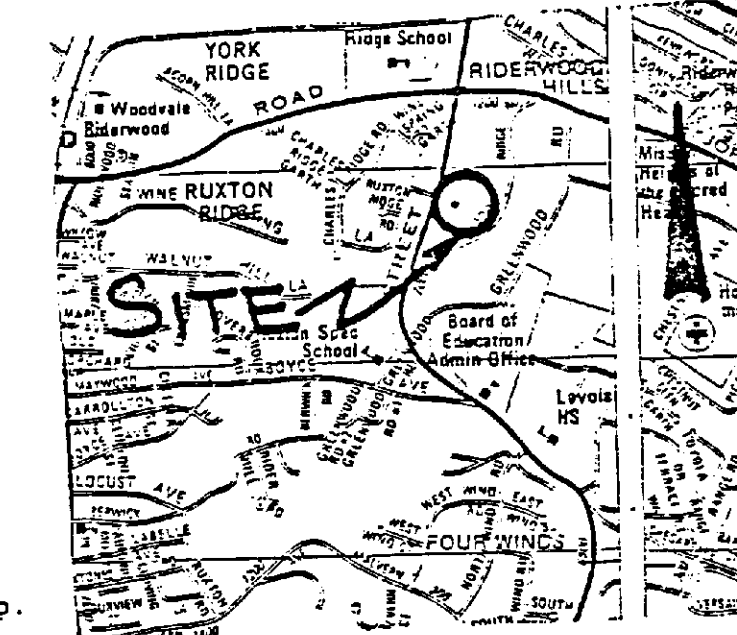
DISCUSSION: The applicants states:
The subject site contains 4.94 acres ± zoned D.R. 2. Owner proposes
construction of a three story (21,000 sq. ft.) brick frame addition to
the existing nursing home.

Manor Health Care Corporation is proposing an addition and additional
parking for its existing facility located on Charles Street across from
Ruxton Ridge Road, as shown more specifically on the attached plan.

In order to construct this addition, a hearing before the Zoning
Commissioner for Baltimore County is required to amend the existing special
exception and variances for a nursing home, granted in Zoning Commission
Case Nos. 67-217-X, 71-272-A and 86-9-A and 86-437-A.

Because a public hearing will be required by the Zoning Commissioner to
construct this addition, it is respectfully submitted that the additional
CRG requirements should not be imposed.

DIRECTOR'S PROPOSED ACTION: Grant waiver of the CRG Meeting ONLY.
A CRG Plan is Required.



500 Greenwood Road
Towson, Maryland 21204
June 10, 1990

Mr. J. Robert Haines
Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

CASE # 90-482-SPH

Dear Mr. Haines:

We are writing to you concerning the proposed expansion of the Manor Care Ruxton facility on Charles Street. As the nearest neighbor to this commercial enterprise, we request certain considerations to maintain the residential quality of our community and to preserve the wooded environment.

1. The management of storm water run off must be more than adequate to prevent further silting or erosion of the streams and lakes of Ruxton.
2. The construction of the storm management pond should conserve the maximum amount of existing trees, brush and flowers.
3. The construction of the new facility must conserve the maximum amount of trees and undergrowth in order to prevent destruction of the habitat of the 66 different species of birds in our area. We request that the Ruxton-Riderwood Board of Governors be notified as to when the necessary clearing will occur and that a representative of that organization be allowed to observe the clearing so as to prevent any wanton destruction of the flora.
4. Upon completion of the facility, we request that dense planting of rapidly growing, large evergreen trees to be conducted immediately to completely screen the facility from view of residences on Greenwood.
5. The side of the facility facing the Greenwood Road residences must have no exterior lighting above the ground level.
6. Rubbish removal for the entire facility should take place after 9 a.m.

Thank you for your consideration of our requests.

Sincerely,

Barbara and Gordon Shelton
Barbara and Gordon Shelton

For your information:

Pickerskill was required by Commissioner Haines to correct the storm water runoff problems created by the addition they made years ago before they were allowed to add more buildings to their site at their special exception hearing last fall. You might want to read his ruling on this. The community is very grateful for it.

RECEIVED
JUN 13 1990
ZONING OFFICE

Case # 90-482-SPH.

MANOR CARE HEALTH CORPORATION

June 13, 1990

J. ROBERT HAINES
Zoning Commissioner, BALTIMORE COUNTY
111 W. Chesapeake Ave.
Towson, Md. 21204.

Dear Mr. Haines,

This case # 90-482-SPH is for an expansion on the South Side of Manor Care's existing nursing home on North Charles Street just north of Greenwood Road in Ruxton, MD. It is also for additional parking on the West side of the site.

I am concerned about the lack of PRE-CRG and CRG for this site. There are existing problems of which we have made Manor Care aware. They say they are going to address them in the manner the adjacent neighbors and associates have requested. However, we have nothing in writing to that effect. Because of these existing problems and the location of the home, I want to be perfectly sure this expansion is done properly. Therefore, I feel both a PRE-CRG and a CRG and written rulings by you are necessary before this expansion is allowed to take place.

June 11, 1990

Mr. J. Robert Haines, Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case #90-482-SPH

Dear Mr. Haines:

I am writing to you regarding the Manor Care Health Corporation Case #90-482-SPH and the Hearing to be held on June 13, 1990.

I am concerned that there is no CRG plan and am also concerned about the storm water management and related overseeing and inspection to insure everything is being done to code as the project progresses.

Living at 1209 Malvern Avenue, the "excess" water runoff from the Manor Care property, the property immediately to the north of it, Charles Street, and lots of other problem spots run down our "bubbling brook" in a huge muddy torrent causing a number of problems as it rushes into Lake Roland with all of the debris and silt. Somehow the runoff must be controlled more efficiently and those responsible for the runoff must be responsible for the effect and damages caused by their runoff!

Thank you for your attention to my concerns.

Most sincerely,

Betsy S. Wilgis
Betsy S. Wilgis

Mrs. E. F. Shaw Wilgis
1209 Malvern Avenue
Baltimore, Maryland 21204

RECEIVED
JUN 15 1990
ZONING OFFICE

J. Robert Haines, Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Haines:

We are writing to express our concern over case #90-482-SPH, the proposed expansion of the Manor Care nursing home. Our property is adjacent to that of Manor Care, to the south and east. Because of the proximity of our residence, we are very familiar with the noise of the dumpsters.

The residents along Greenwood Road have all endeavored to maintain large portions of their property in a natural state. As a result there is an abundance of wildlife in the woods. The land between our dwelling and Manor Care contains a natural stream and is considered very fragile wetland. We are very concerned that the tampering with the existing trees and water runoff will upset the delicate environmental balance that now exists.

Manor Care representatives have assured us that there will be a minimal disturbance of the existing tree line and that additional trees will be planted to provide a sound and light barrier for us. In the past, promises have been made and then largely ignored during construction. (We are appalled at the travesty committed in the willows development, where the land was simple bulldozed and none of the trees were left standing.)

We find it unsatisfactory to trust the promises of Manor Care. They have evidently attempted to circumvent the CRG plan and meeting and have resisted any specific commitment. At the very least we feel that they should be willing to negotiate a clearly defined commitment regarding the minimum number of trees to be planted, the maximum distance beyond the existing tree line which will be disturbed, and the arrangements which will be made to reschedule the dumpster pickup. Another major concern is the effectiveness of the proposed water retaining pond. That is, that it that the holding pond function as designed. We feel that they must be required to modify the location and size of the pond until it does function as "promised."

Sincerely,

Dr. and Mrs. William C. Gustin
Dr. and Mrs. William C. Gustin

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D. C.
BOLTON, VA
ROCKVILLE, MD
BETHESDA, MD
210 ALLEGHENY AVENUE
P.O. BOX 8817
TOWSON, MARYLAND 21208-8817
(410) 482-2411
FAX (410) 851-0147

June 29, 1990

HAND DELIVERED

Ms. Ann Nastarowicz
Deputy Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 90-482-SPH
Manor Health Care Corp.
Petition for Special Hearing

Dear Ms. Nastarowicz:

I enclose for your review in the referenced case, a copy of the CRG plan filed with Baltimore County on June 26, 1990, which at page 2 shows additional screening (labeled in yellow) upon which Manor Care, the Sheltons, Gail O'Donovan and Louise Schulze agreed. Manor Care has also introduced plantings in addition to the agreed upon larger trees which should provide additional screening.

For your information, there was no opposition to the waiver request and Mrs. O'Donovan spoke in favor of the waiver, albeit conditionally. (A copy of the waiver granted by the Planning Board on June 21, 1990, is attached.)

Manor Care has already contacted its trash removal company and dumpster pick up shall only be between the hours of 9:00 and 5:00 P.M. Monday through Saturday. It is my understanding that trash removal is being performed within the time limits.

RECEIVED
JUL 8 1990
ZONING OFFICE

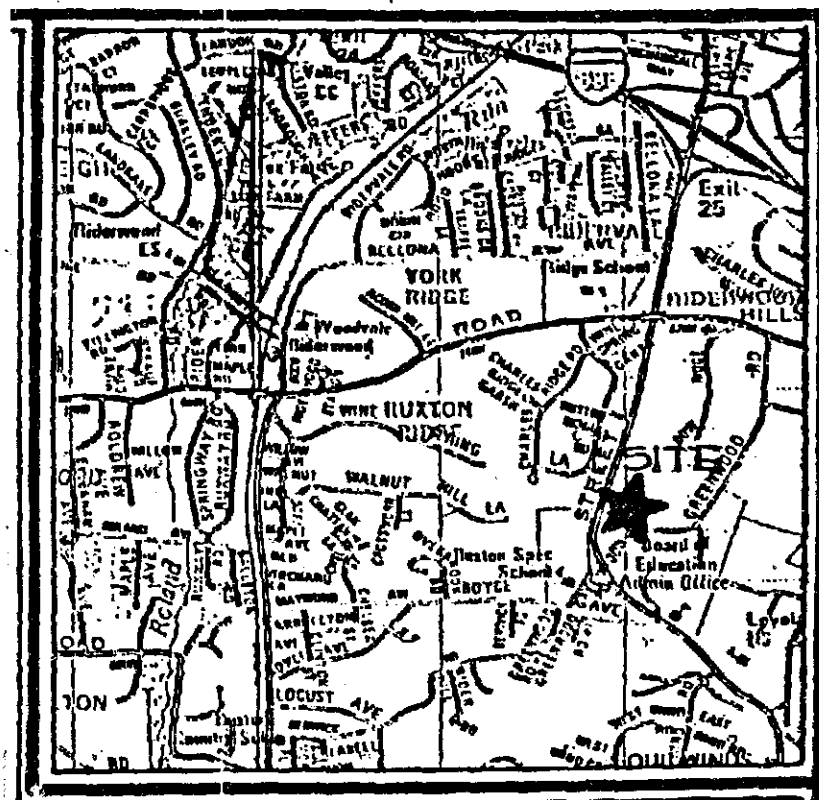
PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>(Interested party)</i>	
Louise M. Schulze	P.O. Box 204-Riderwood, MD 21139
Gail B. O'Donovan	1000 Greenwood Rd. Baltimore 21204
Barbara P. Shelton	500 Greenwood Rd. Towson, Md 21204
Dr. Gordon B. Shelton	

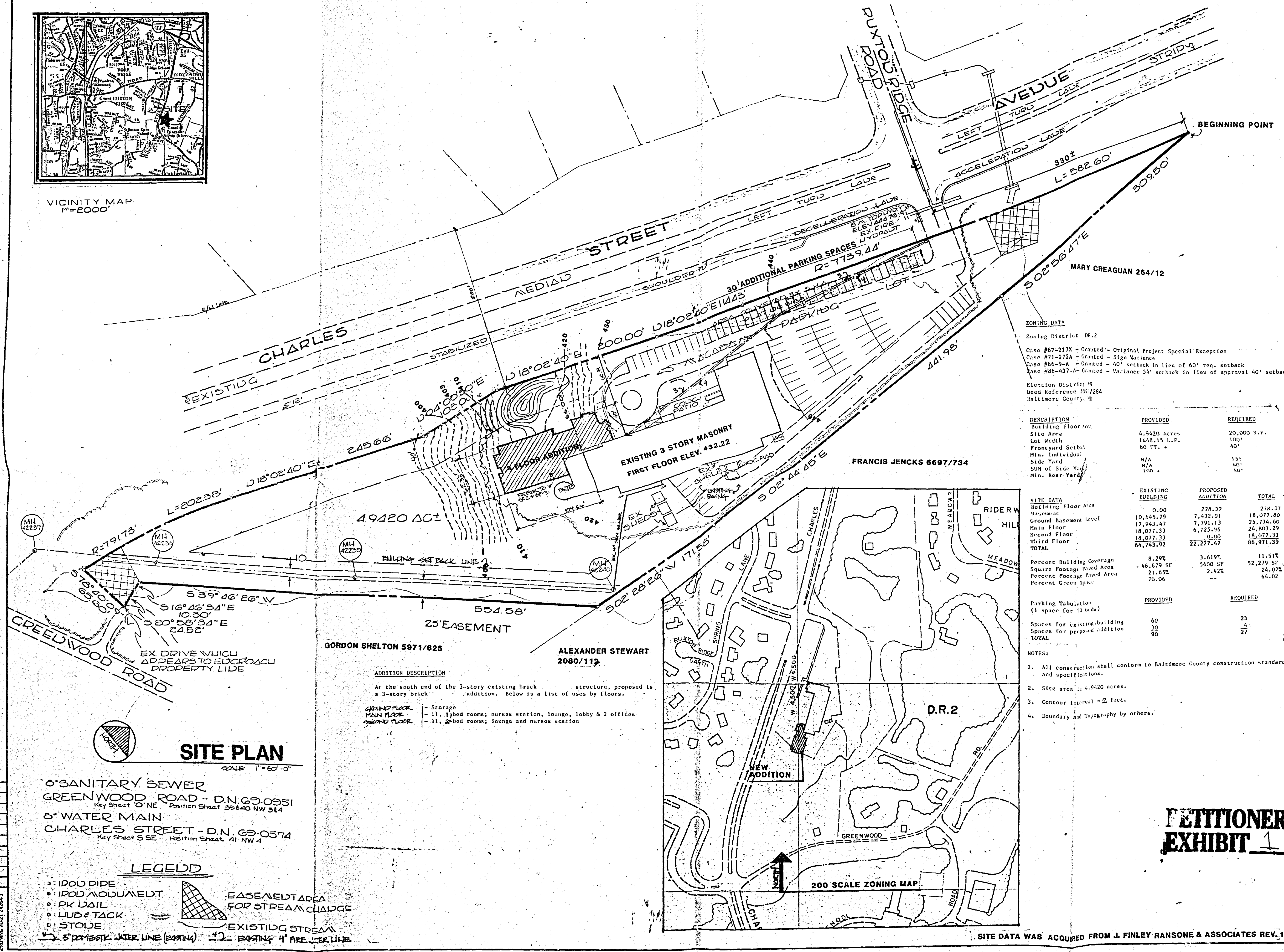
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegany Ave 21204
Billy Brown	285 S. S. Ave. Towson 21204
John Phillips	2081 W. Chesapeake Ave. 21204
John Phillips	40 W. Chesapeake Ave. 21204
Frank Fenwick, Jr.	10770 Columbia Pk. S. Sp. Mo 20901



VICINITY MAP
1" = 2000'



SITE PLAN

SCALE 1" = 60'-0"

6" SANITARY SEWER
GREENWOOD ROAD - D.N. 69-0951
Key Sheet 0' NE Position Sheet 39640 NW 364

8" WATER MAIN
CHARLES STREET - D.N. 69-0574
Key Sheet S SE Position Sheet 41 NW 4

LEGEND

- IRON PIPE
- IRON MODUMENT
- PK DAIL
- LUB & TACK
- STONE
- 5" DOMESTIC WATER LINE (EXISTING)
- 4" EXISTING FIRE WATER LINE
- EASEMENT AREA FOR STREAM CHANGE
- EXISTING STREAM

ZONING DATA

Zoning District DR.2

- Case #67-217X - Granted - Original Project Special Exception
Case #71-272A - Granted - Sign Variance
Case #86-9-A - Granted - 40' setback in lieu of 60' req. setback
Case #86-437-A - Granted - Variance 36' setback in lieu of approval 40' setback

Election District #9
Deed Reference 5091/284
Baltimore County, MD

DESCRIPTION

Building Floor Area
Site Area
Lot Width
Frontyard Setback
Min. Individual
Side Yard
SUM of Side Yard
Min. Rear Yard

PROVIDED

4,9420 Acres
1448.15 L.F.
60 FT. +
N/A
N/A
100 +

REQUIRED

20,000 S.F.
100'
40'
15'
40'
40'

EXISTING BUILDING

0.00
10,645.79
17,943.47
18,077.33
18,077.33
64,763.92

PROPOSED ADDITION

278.37
7,432.01
7,791.13
6,725.46
0.00
22,227.47

TOTAL

278.37
18,077.80
25,734.60
24,803.29
18,077.33
86,991.39

Percent Building Coverage 8.29% 3.619% 11.91%
Square Footage Paved Area 46,679 SF 5600 SF 52,279 SF
Percent Footage Paved Area 21.65% 2.42% 24.07%
Percent Green Space 70.06 -- 64.02

Parking Tabulation

(1 space for 10 beds)
Spaces for existing building 60
Spaces for proposed addition 30
TOTAL 90

NOTES:

- All construction shall conform to Baltimore County construction standards and specifications.
- Site area is 4,9420 acres.
- Contour interval = 2 feet.
- Boundary and Topography by others.

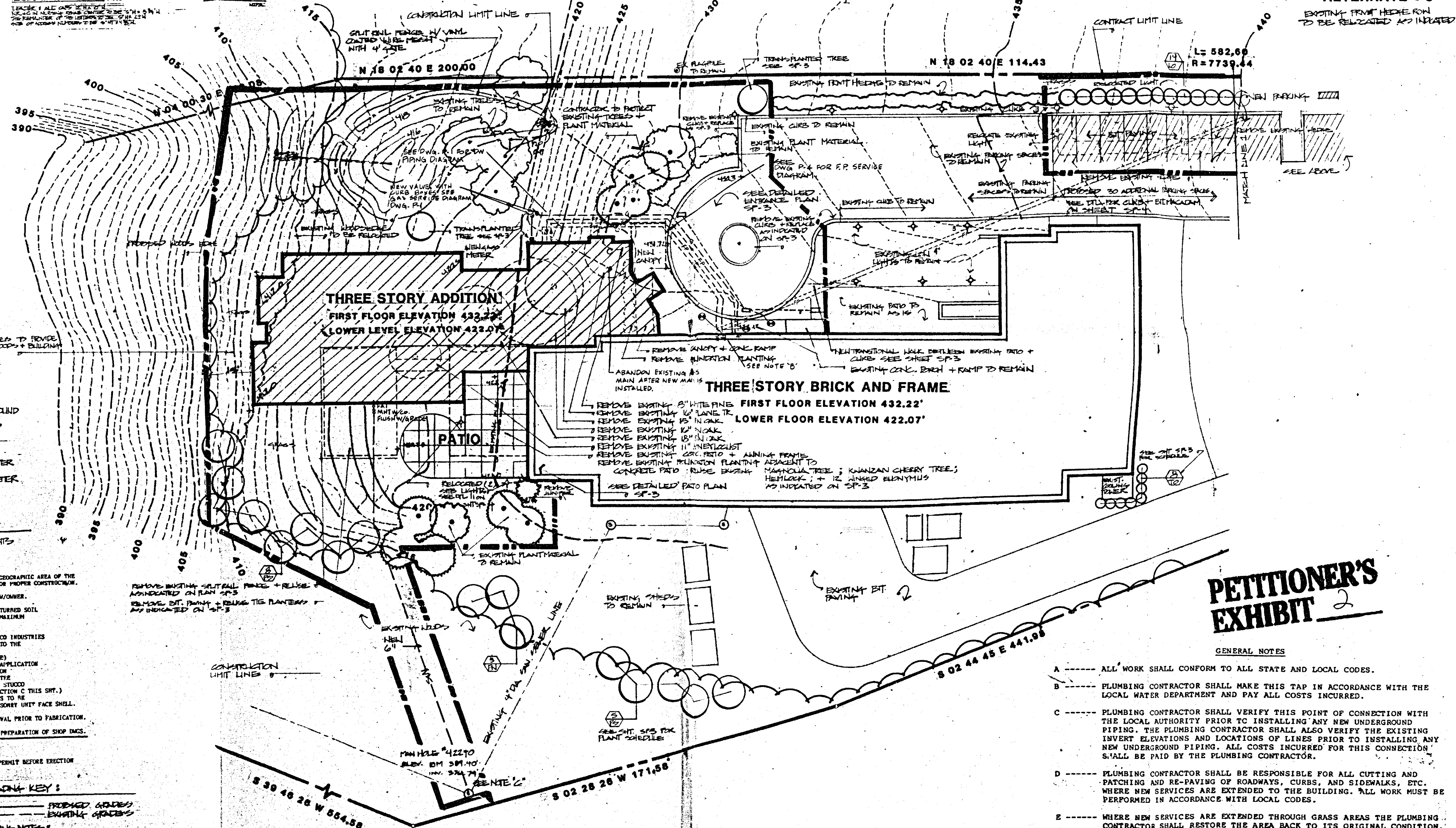
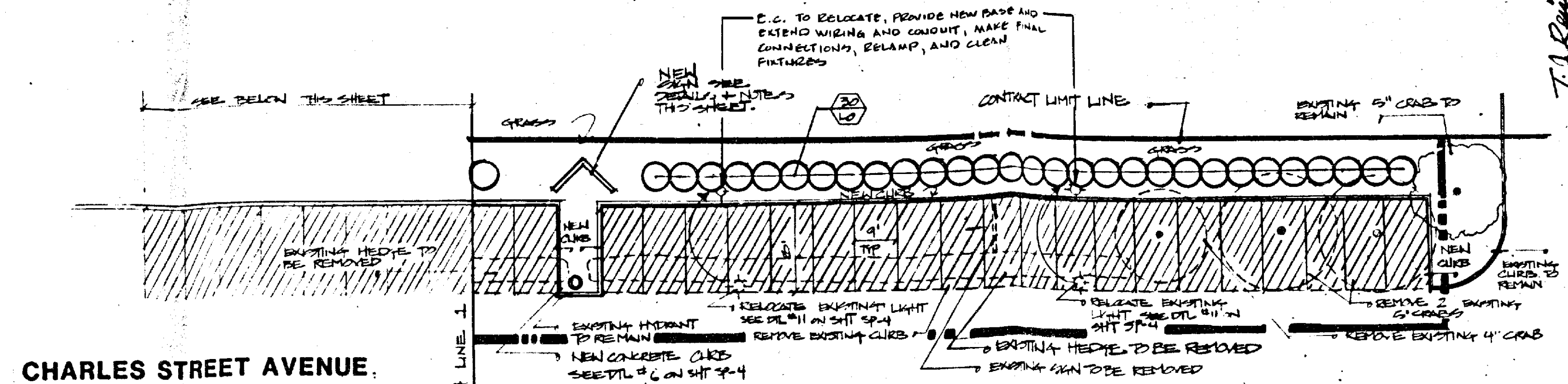
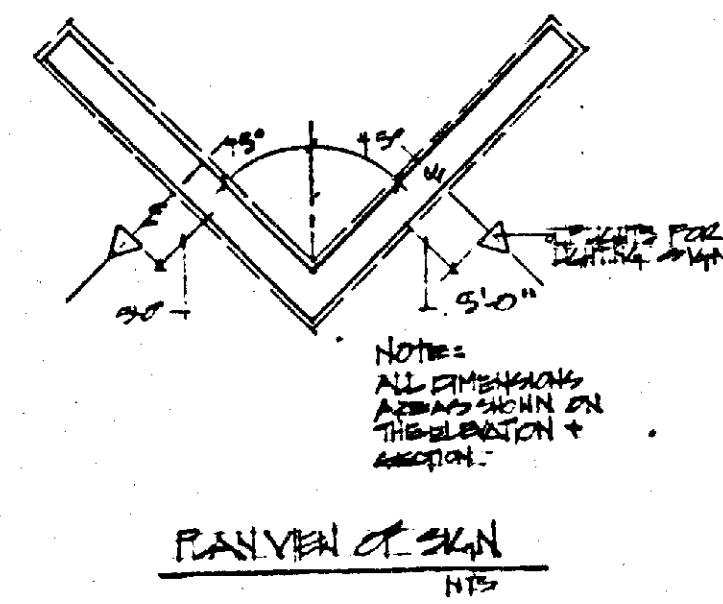
PETITIONER'S EXHIBIT 1

JOHN PHILIPS
REGISTERED ARCHITECT
3771-R
SUITE 502 801 HAMILTON MALL ALLENTOWN PA 18101
(215) 821-8004

ALTERATIONS AND ADDITIONS TO
MANOR CARE NURSING CENTER
NORTH CHARLES STREET
RUXTON, MARYLAND

SITE PLAN
DATE 8/11/90
SP-1

SITE DATA WAS ACQUIRED FROM J. FINLEY RANSONE & ASSOCIATES REV. 11/07/89



CHARLES STREET AVENUE

ALTERNATE #3:
 EXISTING FRONT HEDGE ROW
 TO BE RELOCATED AS INDICATED

THREE STORY ADDITION
FIRST FLOOR ELEVATION 432.22'
LOWER LEVEL ELEVATION 422.07'

THREE STORY BRICK AND FRAME
FIRST FLOOR ELEVATION 432.22'
LOWER FLOOR ELEVATION 422.07'

**PETITIONER'S
EXHIBIT** 2

DEMOLITION & SITE PLAN

NOTE:
PRODUCED PLANT MATERIAL SHOWN OUTSIDE THE CONSTRUCTION LIMIT LINE SHALL BE INCLUDED IN THIS CONTRACT.

A ----- ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES.

B ----- PLUMBING CONTRACTOR SHALL MAKE THIS TAP IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT AND PAY ALL COSTS INCURRED.

C ----- PLUMBING CONTRACTOR SHALL VERIFY THIS POINT OF CONNECTION WITH THE LOCAL AUTHORITY PRIOR TO INSTALLING ANY NEW UNDERGROUND PIPING. THE PLUMBING CONTRACTOR SHALL ALSO VERIFY THE EXISTING INVERT ELEVATIONS AND LOCATIONS OF LINES PRIOR TO INSTALLING ANY NEW UNDERGROUND PIPING. ALL COSTS INCURRED FOR THIS CONNECTION SHALL BE PAID BY THE PLUMBING CONTRACTOR.

D ----- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING AND RE-PAVING OF ROADS, CURBS, AND SIDEWALKS, ETC. WHERE NEW SERVICES ARE EXTENDED TO THE BUILDING. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.

E ----- WHERE NEW SERVICES ARE EXTENDED THROUGH GRASS AREAS THE PLUMBING CONTRACTOR SHALL RESTORE THE AREA BACK TO ITS ORIGINAL CONDITION. TRENCHES SHALL BE OVER BACKFILLED TO ADEQUATE FIRM FILLMENT. THE PLUMBING CONTRACTOR SHALL RE-SOD THE AREA WHERE TRENCHING OCCURRED.

F ----- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED.

SITE DATA WAS ACQUIRED BY J. FINLEY RANSOME & ASSOCIATES REV. 11/07/8

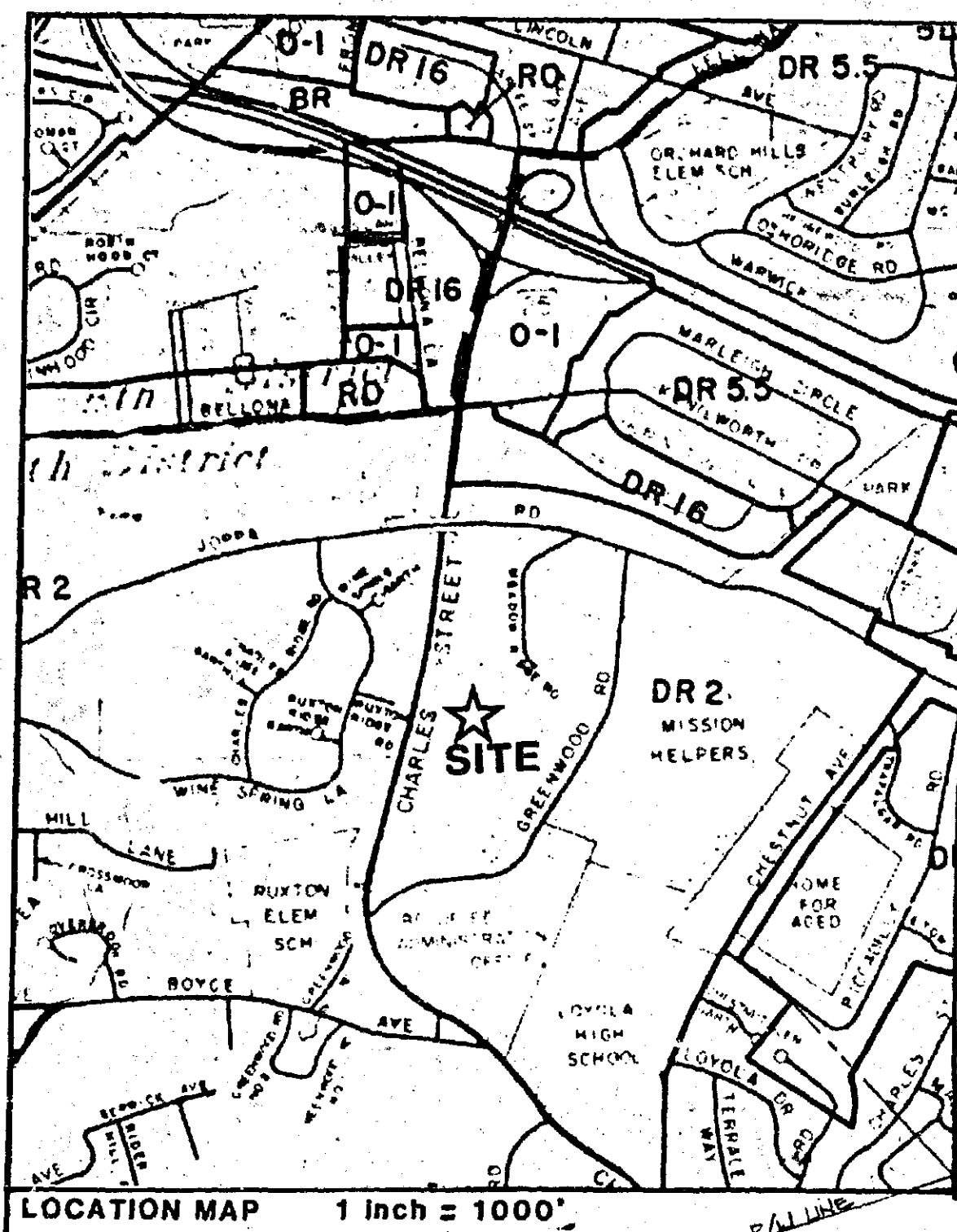
THESE PLANS SHALL BE CHECKED BY EACH CONTRACTOR AGAINST GENERAL MECHANICAL AND ELECTRICAL PLANS. PROPER LOCATION AND SPACE IS TO BE PROVIDED FOR ALL CHASERS, RECESSES, GRILLES, DUCTS, PIPES, CONDUITS, WIRING, SWITCHES, ETC. AS REQUIRED FOR EACH CONTRACTOR.

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT THE SITE.

JOHN PHILIPS
REGISTERED ARCHITECT
3771-R
SUITE 502 801 HAMILTON MALL ALLENTOWN PA 18101
(215) 821-8004

ALTERATIONS AND ADDITIONS
TO
MANOR CARE NURSING CENTER
NORTH CHARLES STREET
RUXTON, MARYLAND

REVISED		DATE	BY
DEMOLITION & SITE PLAN			
	DR.	CK.	
	DATE 6/11/90		

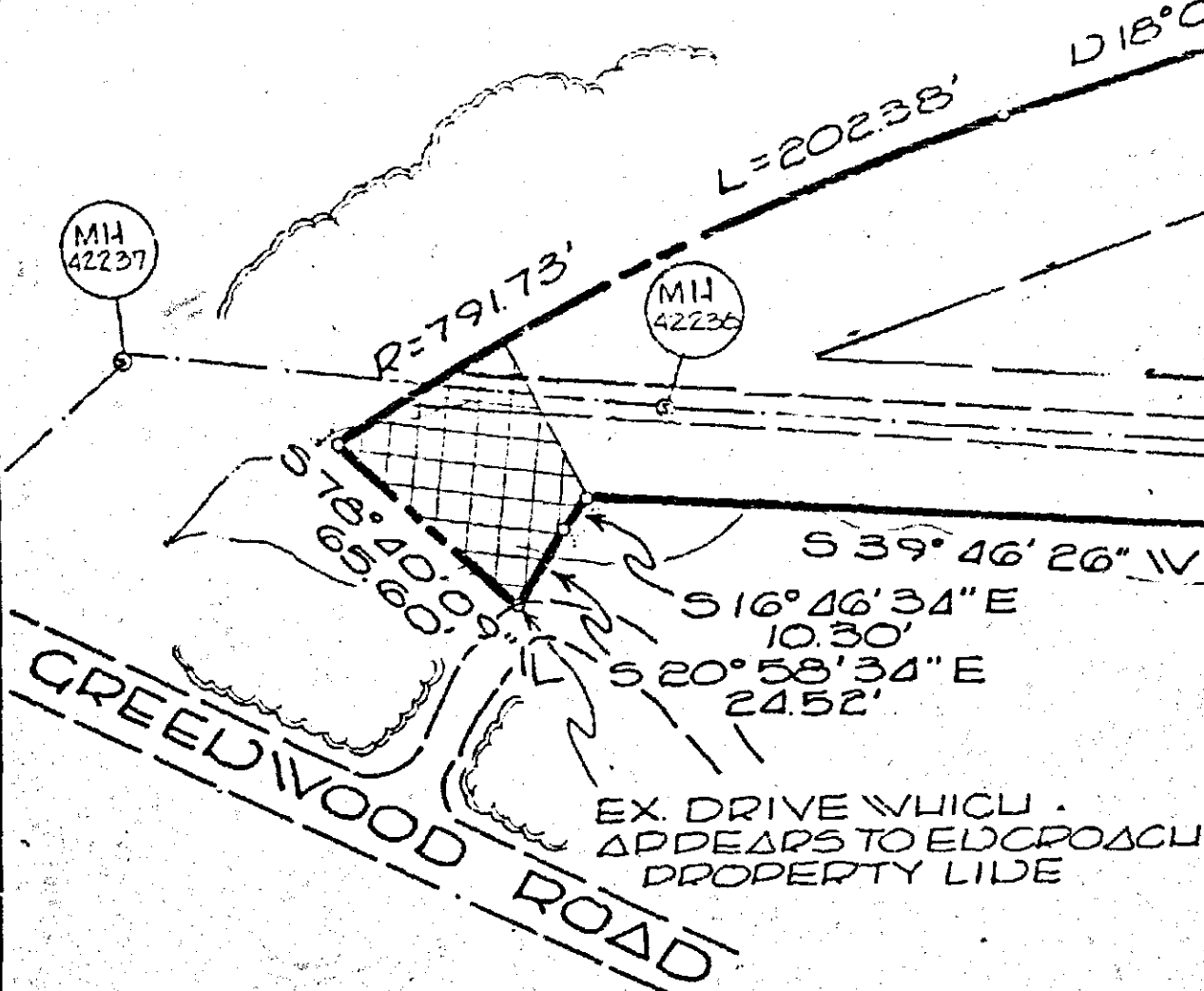


WATER MANAGEMENT AREA
U.S.D.A. SOIL TEXTURAL CLASSIFICATION
SALT TYPE DEPTH IN. U.S.D.A. TEXTURE

BRANDYLINE BWC2	0-8 8-20 20-72	LOAM SANDY LOAM SANDY LOAM
--------------------	----------------------	----------------------------------

LOCATION MAP 1 inch = 1000'

AS INDICATED ON THE NATIONAL FLOOD INSURANCE MAP THE ENTIRE SITE IS LOCATED IN ZONE C AND THE MAP SHOWS NO DELINEATION OF A 100 YR. FLOOD PLANE.



SITE PLAN CRG PLAN

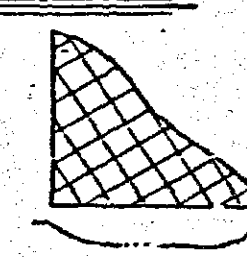
SCALE 1" = 50' 0"

6" SANITARY SEWER
GREENWOOD ROAD - D.N. 69-0951
Key Sheet 0 NE Position Sheet 39 E 40 NW 3 E 4

6" WATER MAIN
CHARLES STREET - D.N. 69-0574
Key Sheet S SE Position Sheet 41 NW 4

LEGEND

- IRON PIPE
- IRON ANCHORED
- PK DAIL
- LUBS TACK
- STOLE



EASEMENT AREA
FOR STREAM CULDE

EXISTING STREAM

EXISTING 4" FIRE WATER LINE

GORDON SHELTON 5971/625
RESIDENTIAL HOME

ADDITION DESCRIPTION

At the south end of the 3-story existing brick structure, proposed is a 3-story brick addition. Below is a list of uses by floors.

GROUND FLOOR	- Storage
MAIN FLOOR	- 11, 1-bed rooms; nurses station, lounge, lobby & 2 offices
SECOND FLOOR	- 11, 2-bed rooms; lounge and nurses station

SOIL LIMITATIONS

SOIL TYPE	SOIL NAME	TIME SITES W/ PLACEMENTS	TREES + PARKING LOTS
GIB	GLENELG	SLIGHT	MODERATE SLOPE
MBC2	MANOR	MODERATE SLOPE	SEVERE SLOPE
AV	ALLUVIAL LAND	MODERATE SLOPE	SEVERE SLOPE
BWC2	BRANDYLINE	MODERATE SLOPE	SEVERE SLOPE
GC2	GLENELG	MODERATE SLOPE	SEVERE SLOPE

ADDITIONAL LANDSCAPE SCREENING

KEY	DESCRIPTION	QUANTITY	SIZE
PS	PLANT SPECIES	21	6-7'
PN	PLANT SPECIES	3	6-7'
LP	LANDSCAPE PLANT SPECIES	32	4-5' (HEAVY)
TC	TREES + PLANT SPECIES	18	30-36"

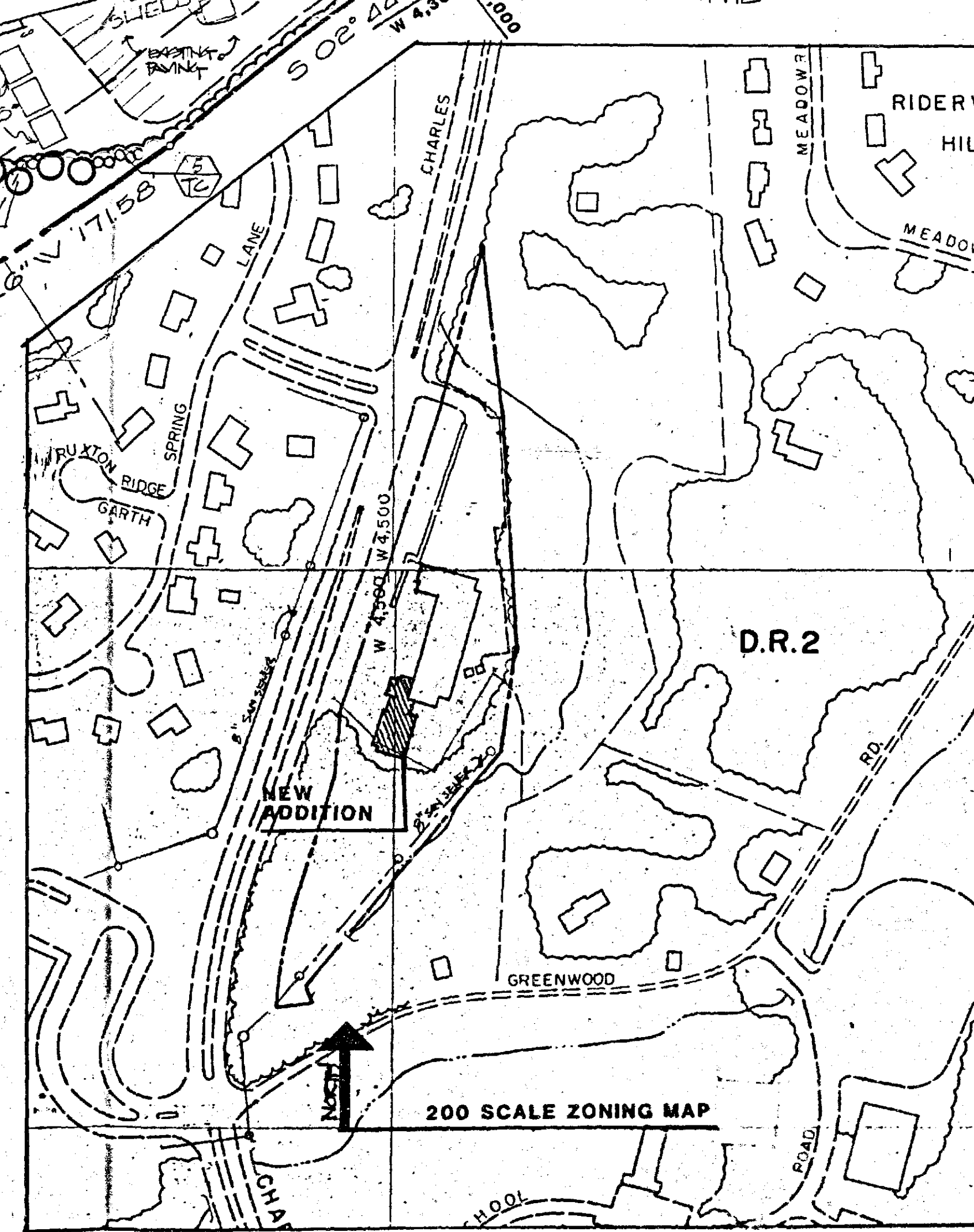
MINIMUM PLANTING REQUIREMENTS

Adjacent Roads - 10' minimum
Parking spaces - 30' at 1' minimum
Total Required Major Tree (Minimum Trees)
Additional Measurements
1. Parking areas which are not adjacent to roads or private property shall be screened.

ADJACENT ROADS - 10' MINIMUM
PARKING SPACES - 30' AT 1' MINIMUM
TOTAL REQUIRED MAJOR TREE (MINIMUM TREES)
ADDITIONAL MEASUREMENTS
1. PARKING AREAS WHICH ARE NOT ADJACENT TO ROADS OR PRIVATE PROPERTY SHALL BE SCREENED.

ADJACENT ROADS - 10' MINIMUM
PARKING SPACES - 30' AT 1' MINIMUM
TOTAL REQUIRED MAJOR TREE (MINIMUM TREES)
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ZONING DATA

Zoning District DR.2

Case #67-217X - Granted - Original Project Special Exception
Case #71-272A - Granted - Sign Variance
Case #86-9-A - Granted - 40' setback in lieu of 60' req. setback
Case #86-437-A - Granted - Variance 34' setback in lieu of approval 40' setback

Election District #9

Deed Reference 5091/284

Baltimore County, MD

CENSUS TRACT # 4907.01
COUNCILMANIC DISTRICT # 4

DESCRIPTION

Building Floor Area

Site Area

Lot Width

Frontyard Setback

Min. Individual

Side Yard

SUM of side yard

Min. Rear Yard

MAX. BUILD. HT.

PROVIDED

20,000 S.F.

100'

60'

N/A

N/A

100'

41'

REQUIRED

20,000 S.F.

100'

60'

N/A

N/A

100'

41'

SITE DATA

Building Floor Area

Basement

Ground Basement Level

Main Floor

Second Floor

Third Floor

TOTAL

Percent Building Coverage

Square Footage Paved Area

Percent Footage Paved Area

Percent Green Space

EXISTING BUILDING

278.37

0.00

10,645.79

17,943.47

18,077.33

18,077.33

66,743.92

PROPOSED ADDITION

278.37

0.00

7,432.01

7,791.13

6,725.96

0.00

22,227.47

TOTAL

278.37

0.00

18,077.80

25,734.60

24,803.29

18,077.33

86,971.39

Parking Tabulation

(1 space for 10 bays)

Spaces for existing building

Spaces for proposed addition

TOTAL

PROVIDED

60

30

90

REQUIRED

23

4

27

NOTES:

- All construction shall conform to Baltimore County construction standards and specifications.
- Site area is NET 4.9420 AC. GROSS 5.939 AC.
- Contour interval = 2 feet.
- Boundary and Topography by others.
- THE APPLICABLE BUILDING SETBACK IS 40' AS SHOWN IN COMPLIANCE WITH B.C.Z.R.
- All signs shall comply with Section 413 (B.C.Z.R.) AND ALL ZONING SIGN POLICIES.
- THERE IS NO EVIDENCE OF ANY EXISTING UNDERGROUND WELLS, SEPTIC TANKS OR WASTE MATERIALS BEING LOCATED ON THIS SITE.
- PROPERTY OUTLINE AND TOPOGRAPHY TAKEN FROM SURVEY PREPARED BY J. FINLEY RANSONE & ASSOCIATES, BALTIMORE, MD.
- LINE SECTION TO BE ESTABLISHED BY SURVEY ENGINEER BUT SHALL BE A MINIMUM OF 2" DUTYING SURFACE COURSE ON ST. OR OTHER RUN BASE.
- LIGHTING SHALL BE RELOCATED EXISTING FUTURE:
1. LIGHTING TO BE RELOCATED TO BE NOT TO:
a. REFLECT INTO RESIDENTIAL AREAS
b. INTERFERE WITH TRAFFIC
c. BE LOCATED AS FEET IN HEIGHT
- SITE TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
- ALL ROOF DRAINS SHALL BE DIRECTED UNDERGROUND OR TO MAIN DRAIN.
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES.
- THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS SITES OR STORAGE, OR HISTORIC BUILDINGS ON THE SITE.
- OPEN SPACE IS NOT REQUIRED IN A DR.2 ZONE.
- ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.
- NEIGHBORHOOD WILL PROVIDE 30' TOP GENERATION PER DAY.
- PROPERTY TAX ACCOUNT # 09-19-710711.

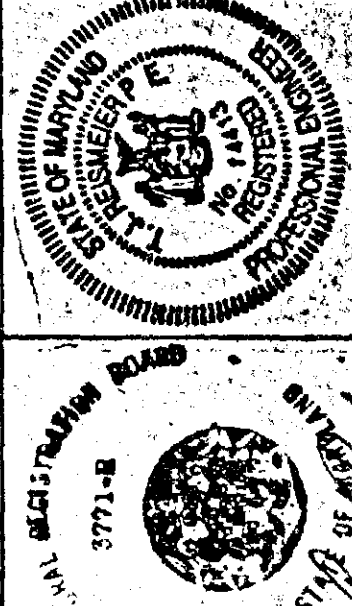
SITE DATA WAS ACQUIRED FROM J. FINLEY RANSONE & ASSOCIATES REV. 11/07/89

JOHN PHILIPS
REGISTERED ARCHITECT
3771-R

SUITE 502 801 HAMILTON MALL ALLENTOWN PA 18101
(215) 821-8004

ALTERATIONS AND ADDITIONS
TO
MANOR CARE NURSING CENTER
NORTH CHARLES STREET
RUXTON MARYLAND

SITE PLAN
CRG PLAN
SP-1
06/18/90



MANOR CARE NURSING CENTER
7001 NORTH CHARLES ST.
RUXTON, MARYLAND
20901

CANINE/RECTOR
MANOR HEALTH CARE CORP.
FRANK FERNANDEZ
10750 COLUMBIA PIKE
SILVER SPRING, MD 20901

9" ELEVATION DATE
4TH COUNCILMANIC DIST.
CENSUS TRACT 4907.01
DEED REF. 5091/284
BALTIMORE COUNTY, MD
MASTERED - 23
MEMORANDUM - 56

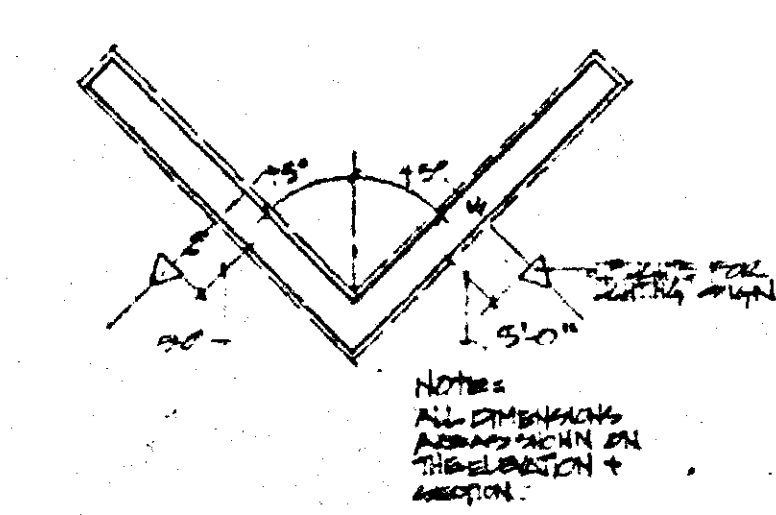
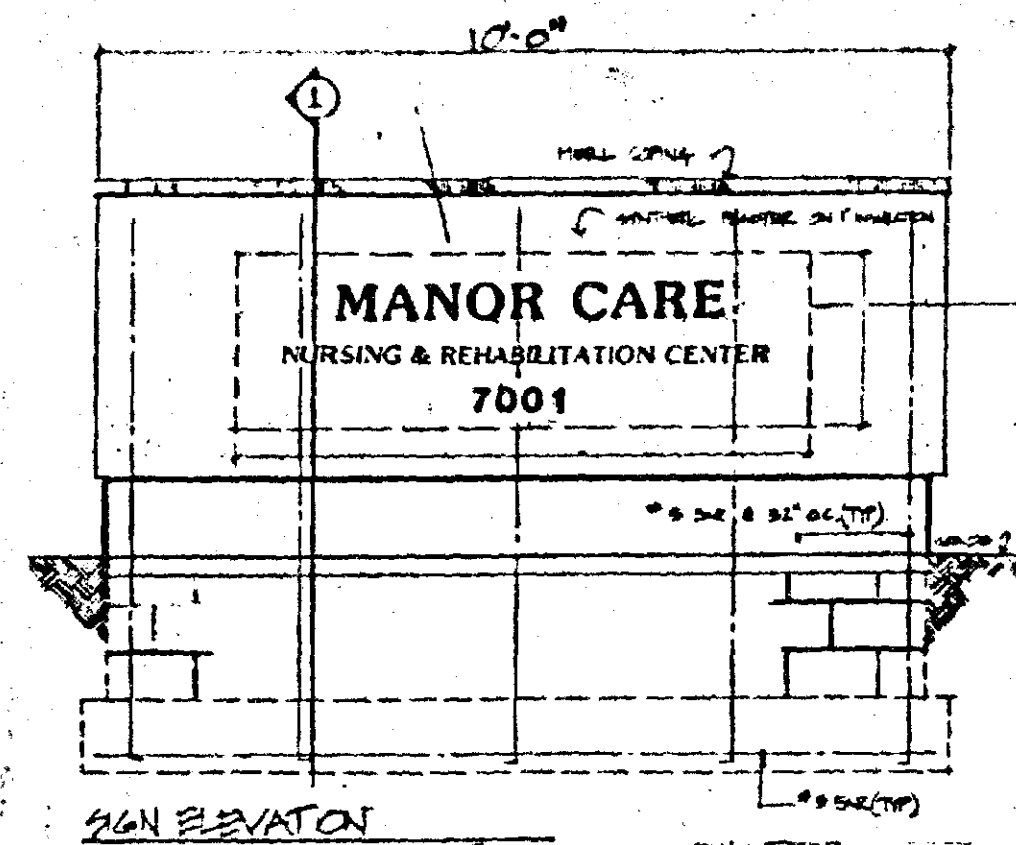
REVISIONS
NO. DATE DESCRIPTION
1 06/18/90

REVISIONS
NO. DATE DESCRIPTION
1 06/18/90

REVISIONS
NO. DATE DESCRIPTION
1 06/18/90

REVISIONS
NO. DATE DESCRIPTION
1 06/18/90

REVISIONS
NO. DATE DESCRIPTION
1 06/18/90



CHARLES STREET AVENUE

ALTERNATE #3

THREE STORY ADDITION
FIRST FLOOR ELEVATION 432.22'
LOWER LEVEL ELEVATION 422.07'

THREE STORY BRICK AND FRAME
FIRST FLOOR ELEVATION 432.22'
LOWER LEVEL ELEVATION 422.07'

PATIO

PLANT LIST

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
TD	DOGWOOD ARBOREALIS	THALIA ARBOREALIS NYRS	8	6'
PD	WHITE PINE	PINUS STROBUS	21	6'-7'
PN	AMERICAN PINE	PINUS NYRS	3	6'-7'
LO	LARIX VARIETY	PINUS TO MICHIGAN	32	4'-5'
TC	PERSEA TEN	TAKEUS JILIPITA PERSEANUS	18	30-36

DEMOLITION & SITE PLAN

NOTE: 1. PROPOSED PLANT MATERIAL SHOWN OUTSIDE THE CONSTRUCTION LIMIT LINE SHALL BE INCLUDED IN THIS CONTRACT.

SITE DATA WAS ACQUIRED BY J. FINLEY RANSOME & ASSOCIATES REV. 11/07/89

- GENERAL NOTES:
- ALL FOOTINGS TO BE MADE TO CONFORM TO THE GEOGRAPHIC AREA OF THE SITE & MUST MEET ALL STATE & LOCAL CODES FOR PROPER CONSTRUCTION.
 - VERIFY STREET ADDRESS BEFORE PER. OF SIGN MOUNTING.
 - FOOTINGS FOR TYP. SIGN SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
 - CAST ALUMINUM LETTERS SHALL BE MFG. BY ARCO INDUSTRIES CORP., GREENSBORO, N.C. AND SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - LETTER STYLE: CARANOMB 334 (PLAY FACE)
 - LETTER SIZE: VARIES TO EACH SIGN & APPLICATION
 - LETTER FINISH: BAKED BRONZE 410 BASED ON ENAMEL - 5 YEAR GUARANTEE
 - INSTALLATION METHOD: PNC 1, 1/2" FROM STUCCO SURFACE (SEE DETAIL SECTION C THIS SHEET)
 - MOUNTING METHOD: THREADED STUD ANCHORS TO BE MOUNTED IN CONCRETE MASONRY UNIT FACE SHELL.
 - SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
 - VERIFY STREET ADDRESS WITH OWNER PRIOR TO PREPARATION OF SHOP DINGS.
 - VERIFY LETTER STYLE & TITLE WITH OWNER.
 - ALL SIGNS REQUIRE THE ISSUANCE OF A SIGN PERMIT BEFORE ERECTION.

GRADING KEY:
 --- PROPOSED GRADES
 --- EXISTING GRADES

GRADING NOTES:
 3 STORY BUILDING ADDITION TO SET INTO EXISTING GRADES. MINIMAL FINAL GRADING REQUIRED.

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 JOHN PHILIPS
 No. 14456

ALTERATIONS AND ADDITIONS TO
MANOR CARE NURSING CENTER
 NORTH CHARLES STREET
 RUXTON, MARYLAND

JOHN PHILIPS
 REGISTERED ARCHITECT
 3771-R
 SUITE 502 801 HAMILTON MALL ARLINGTON VA 22201
 (216) 821-8004

DEMOLITION & SITE PLAN

DATE: 9/11/90